

Planning & Zoning Commission Proceedings
Monday, May 16, 2016

Chairperson Rick Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Roger Britton, Vernon Ostby, Don Flinn, Noelle Kroll, and Doug Krebsbach. Also present were Land Use Administrator Todd Schreiner, Land Use Assistant Cassie Goetz, Clerk Terri Guderjahn, Kory Opp of Medicine Lake, MT, Jay Stein of Minot, and Max Schriock and Jason Novodvorsky of Aggregate Construction, Inc. out of Minot.

Moved by Saari, seconded by Britton, to approve the minutes of the previous meeting as submitted. Roll Call Vote: Aye: Hultberg, Saari, Britton, Ostby, Flinn, Kroll, and Krebsbach. Nay: None. Motion carried.

Kory Opp, Lessee, (Skaley MH Trust – Land owner) of Medicine Lake, MT was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 41, Block 1, Skaley Addition, located in Township 147 North, Range 79 West, Wise Township, to allow the construction of a structure closer than the required 15 foot setback from the side lot line, as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 5, 2013.

Schreiner explained that Wise Township has no objections to the variance and that Opp provided signatures of surrounding landowners showing no opposition. Schreiner also added that the McLean County Water Board has no objections as well.

Moved by Krebsbach, seconded by Saari, to recommend approval to the Board of County Commissioners the request from Kory Opp to allow the construction of a structure closer than the required 15 foot setback from the side lot line for land described as Lot 41, Block 1, Skaley Addition, located in Township 147 North, Range 79 West, Wise Township. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby, Kroll, and Flinn. Nay: None. Motion carried.

Max Schriock and Jason Novodrsky representing Aggregate Construction, Inc. of Minot were present to request approval of a conditional use permit for land described as the W½SE¼ of Section 16, Township 149 North, Range 80 West, containing 80 acres, for gravel pit operations including mining, processing, and selling of sand and gravel products. The land is owned by Arnold and Stella Boyko. Schriock explained that they plan to use County Road (CR) #6 as a haul road. Schreiner added that Highway Superintendent Jim Grey felt it wouldn’t be a problem. The pit will be used for a re-gravelling job in McLean County. Schriock knows the setback requirements of the County and stated that those areas will not be mined; but wondered if they could use these areas for stockpiling of their spoils. Schreiner recommended that they stay 125 feet from the road. Discussion followed.

Moved by Krebsbach, seconded by Flinn, to recommend approval to the Board of County Commissioners the request from Aggregate Construction of Minot for a conditional use permit for land described as the W½SE¼ of Section 16, Township 149 North, Range 80 West, containing 80 acres, for gravel pit operations including mining, processing, and selling of sand and gravel products and to allow a stockpiling of spoils 125 feet from the road. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby, Kroll, and Flinn. Nay: None. Motion carried.

Max Schriock and Jason Novodrsky representing Aggregate Construction, Inc. of Minot were present to request approval of a conditional use permit for land described as the SE¼ of Section 18, Township 147 North, Range 80 West, containing 60 acres, for gravel pit operations including mining, processing, and selling of sand and gravel products. The land is owned by Gerard and Jill Goven. Schriock explained that the gravel would be for McLean County. Schriock also explained that an old gravel pit exists between Goven’s home and the state right-of-way that belongs to State of ND. The State will turn it over to Aggregate Construction and release their claim in exchange for the mining and reclamation of it.

Moved by Krebsbach, seconded by Flinn, to recommend approval to the Board of County Commissioners the request for a conditional use permit from Aggregate Construction, Inc. of Minot, for land described as the SE¼ of Section 18, Township 147 North, Range 80 West, containing 60 acres, for gravel pit operations including mining, processing, and selling of sand and gravel products. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby, Kroll, and Flinn. Nay: None. Motion carried.

Jay Stein of Minot, was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 24, Crooked Lake Subdivision, located in Township 148 North, Range 80 West, to allow the construction of a structure closer than the required 15 foot setback from the side lot line, and construction of a structure closer than the 125 foot setback from the centerline of the county road as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 5, 2013.

Schreiner explained that Stein has purchased the adjoining lot so the 15 foot setback from the side lot line is no longer an issue. Stein’s structure will be 121 feet from the centerline of the county road and Highway Superintendent Jim Grey does not have an issue with this.

Moved by Krebsbach, seconded by Flinn, to recommend approval to the Board of County Commissioners the variance request from Jay Stein to allow the construction of a structure closer than the required 125 foot setback from the centerline of the county road for land described as Lot 24, Crooked Lake Subdivision, located in Township 148 North, Range 80 West. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby, Kroll, and Flinn. Nay: None. Motion carried.

Schreiner handed out a new fee schedule for discussion at the July Planning and Zoning Commission meeting.

There being no further business, the chairperson declared the meeting adjourned at 1:58 p.m.

Richard Hultberg, Chairperson

Terri Guderjahn, Clerk